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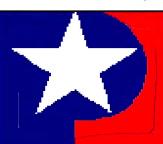
0002

0018.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
544,100 / 544,100
544,100 / 544,100
544,100 / 544,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55-57		AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	JIANG YUENAN
Owner 2:	
Owner 3:	

Street 1: 55-57 AMSDEN STREET UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: COVIELLO BRENDEN & -

Owner 2: JIANG YUENAN -

Street 1: 55-57 AMSDEN STREET UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 905 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7356																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	541,000	3,100		544,100		317153
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
544,100 / 544,100
544,100 / 544,100
544,100 / 544,100

!16215!

PRINT

Date	Time
12/11/20	05:50:53

LAST REV

Date	Time
11/15/19	14:31:30

apro

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	533,600	3100	.		536,700	536,700	Year End Roll	12/18/2019
2019	102	FV	542,800	3100	.		545,900	545,900	Year End Roll	1/3/2019
2018	102	FV	483,400	3100	.		486,500	486,500	Year End Roll	12/20/2017
2017	102	FV	443,100	3100	.		446,200	446,200	Year End Roll	1/3/2017

SALES INFORMATION		TAX DISTRICT		ACTIVITY INFORMATION									
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
COVIELLO BREND	67325-32		5/26/2016	Convenience	99	No	No			5/15/2018	Measured	DGM	D Mann
SELECT REALTY M	65467-486		6/2/2015		520,000	No	No			3/2/2016	Sales Review	PT	Paul T

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Master Deed 65456-570.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1										
Color: GREY				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Very Good													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+ - Average (+)				CONDOS INFORMATION														
Year Blt: 1916	Eff Yr Blt:			Location:				Totals RMS: 5 BRS: 2 Baths: 1 HB: 1										
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G17	Fact: .			Floor: 1 - 1st Floor														
Const Mod:				% Own: 40.130000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	5	2						
Sec Int Wall:		%		Economic:				Additions:										
Partition: A - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:		%		Total:	4.6 %			Plumbing:										
Bsmt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 295.00				Heating:										
Bsmt Gar:				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 1.04979002														
Insulation: 2 - Typical				Adj \$ / SQ: 418.079														
Int vs Ext: S				Other Features: 90319														
Heat Fuel: 1 - Oil				Grade Factor: 1.10														
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.10000002														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 567103														
% Com Wall	% Sprinkled:			Depreciation: 26087														
				Depreciated Total: 541016														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 024.A-0002-0018.1										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	10x18	A	AV	1916	28.89	T	40	102			3,100		3,100	
More: N	Total Yard Items:	3,100		Total Special Features:			Total:	3,100		AssessPro Patriot Properties, Inc								